

RECORDING REQUESTED BY:
AND WHEN RECORDED MAIL TO:

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Tom Daly, Clerk-Recorder

THE FULLERTON REDEVELOPMENT AGENCY
303 WEST COMMONWEALTH AVENUE
FULLERTON, CA 92832



72.00

2011000050999 03:46pm 01/27/11

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CONDOMINIUM PLAN PARCEL MAP NO. 2009-138

SHEET 1

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, BEING ALL PARTIES REQUIRED BY CALIFORNIA CIVIL CODE SECTION 1351 (e) TO EXECUTE THIS CERTIFICATE, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE WITHIN CONDOMINIUM PLAN PURSUANT TO SAID SECTION 1351 (e).

FULLERTON HISTORIC THEATRE FOUNDATION, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION.

BY: Leland C Wilson

BY: _____

PRINT NAME: Leland C Wilson

PRINT NAME: _____

TITLE: President / FHTF

TITLE: _____

THE FULLERTON REDEVELOPMENT AGENCY, A PUBLIC BODY, CORPORATE AND POLITIC

BY: [Signature]

BY: _____

PRINT NAME: JOE FELZ

PRINT NAME: _____

TITLE: ACTING EXECUTIVE DIRECTOR

TITLE: _____

PREPARED IN THE OFFICES OF:

HUIT-ZOLLARS

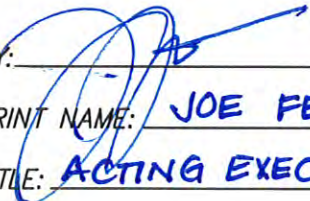

Huitt-Zollars, Inc. Irvine
430 Exchange, Suite 200
Irvine, California 92602-1315
Phone (714) 734-5100 Fax (714) 734-5155

THIS CONDOMINIUM PLAN CONSISTS OF 23 SHEETS

CONDOMINIUM PLAN
PARCEL MAP NO. 2009-138

SHEET 2

THE FULLERTON REDEVELOPMENT AGENCY, A PUBLIC BODY, CORPORATE AND
POLITIC, AS BENEFICIARY UNDER A DEED OF TRUST RECORDED JANUARY 9, 2007 AS
INSTRUMENT NO. 2007000013697 OF OFFICIAL RECORDS

BY:  _____ BY:  _____
PRINT NAME: **JOE FELZ** PRINT NAME: *Leland C Wilson*
TITLE: **ACTING EXECUTIVE DIRECTOR** TITLE: *President*

**CONDOMINIUM PLAN
PARCEL MAP NO. 2009-138**

FULLERTON HISTORIC THEATRE FOUNDATION

STATE OF CALIFORNIA

COUNTY OF Orange

ON Orange January 18, 2011 BEFORE ME, Natalie S. Thropay, A
NOTARY PUBLIC, PERSONALLY APPEARED Joe Feltz

_____, WHO PROVED
TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON(S) WHOSE NAME(S)
(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND
THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE
ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA
THAT THE FORGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:



NOTARY PUBLIC Natalie S. Thropay

THE FULLERTON REDEVELOPMENT AGENCY

STATE OF CALIFORNIA

COUNTY OF Orange

ON Orange January 20, 2011 BEFORE ME, Natalie S. Thropay, A
NOTARY PUBLIC, PERSONALLY APPEARED Leland Wilson

_____, WHO PROVED
TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON(S) WHOSE NAME(S)
(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND
THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE
ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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WITNESS MY HAND AND OFFICIAL SEAL:



NOTARY PUBLIC Natalie S. Thropay

**CONDOMINIUM PLAN
PARCEL MAP NO. 2009-138**

SHEET 4

TABLE OF CONTENTS:

| | |
|---------------|---|
| SHEETS 1-2: | OWNER'S CERTIFICATE |
| SHEET 3: | NOTARY ACKNOWLEDGEMENTS |
| SHEET 4: | TABLE OF CONTENTS, LEGAL DESCRIPTION AND SURVEYOR'S STATEMENT |
| SHEETS 5-7: | BASIS OF BEARINGS, BENCH MARK, GENERAL NOTES AND DEFINITIONS |
| SHEET 8: | BOUNDARY MAP |
| SHEET 9: | UNIT LAYOUT |
| SHEETS 10-19: | UNIT DIMENSIONS |
| SHEETS 20-23: | UNIT SECTIONS/ISOMETRIC VIEW |

LEGAL DESCRIPTION:

PARCEL 1 OF PARCEL MAP NO. 2009-138, IN THE CITY OF FULLERTON, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 370 PAGES 44 THROUGH 47, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS CONDOMINIUM PLAN WAS MADE UNDER MY SUPERVISION AND THAT THIS CONDOMINIUM PLAN: (1) CORRECTLY REPRESENTS THE BOUNDARY OF THE LAND INCLUDED WITHIN THIS PROJECT; (2) SUBJECT TO MINOR VARIANCES AND SUBJECT TO THE NOTES AND DEFINITIONS HEREIN, SHOWS THE LOCATION OF THE UNITS THEREIN AS SHOWN ON SHEETS 9 THROUGH 23.

James L. Garvin

JAMES L. GARVIN, PLS 6343
REGISTRATION EXPIRES: DECEMBER 31, 2012

JANUARY 4, 2011

DATE



CONDOMINIUM PLAN

PARCEL MAP NO. 2009-138

SHEET 5

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF HARBOR BOULEVARD BEING NORTH 00°58'55" EAST AS SHOWN ON PARCEL MAP NO. 2009-138, P.M.B. ~~370/44-47~~, RECORDS OF ORANGE COUNTY.

BENCH MARK / VERTICAL DATUM

THE ELEVATIONS SHOWN HEREON ARE BASED ON THE ELEVATIONS AND VERTICAL DIFFERENCES INDICATED ON THE ARCHITECTURAL PLANS PREPARED BY WESTLAKE, REED, LESKOSKY, DATED SEPTEMBER 16, 2010.

GENERAL NOTES AND DEFINITIONS

1. IN THE EVENT OF A CONFLICT BETWEEN THIS CONDOMINIUM PLAN AND THE DECLARATION, THE DECLARATION SHALL CONTROL.
2. UNIT LINES INTERSECT AT RIGHT ANGLES (90 DEGREES), UNLESS OTHERWISE NOTED.
3. DUE TO THE HISTORIC NATURE OF THE EXISTING BUILDINGS AND THE FACT THAT THE BUILDING IS POSTED AS STRUCTURALLY UNSAFE TO OCCUPY, NO ATTEMPT HAS BEEN MADE TO VERIFY THE DIMENSIONS AND VERTICAL DIFFERENCES AS SHOWN ON THE ARCHITECTURAL PLANS PREPARED BY WESTLAKE, REED, LESKOSKY, DATED SEPTEMBER 16, 2010. THIS CONDOMINIUM PLAN USES THOSE DIMENSIONS AND VERTICAL DIFFERENCES EXCLUSIVELY AND SHOULD ANY VARIATIONS EXIST BETWEEN THIS CONDOMINIUM PLAN AND THE ACTUAL PHYSICAL CONDITIONS, THEN THE ACTUAL PHYSICAL CONDITIONS WILL BE PRESUMED TO REPRESENT THE UNIT LINES.

UNIT LINE LOCATIONS SHOWN HEREIN VARY IN LOCATION FROM THE INTERIOR FACE OF WALL, TO THE CENTER OF THE WALL, TO THE EXTERIOR FACE OF THE WALL OR TO THE EXTERIOR BOUNDARY LINES OF THE UNDERLYING PARCEL MAP. SAID UNIT LINES HAVE BEEN SIMPLIFIED DUE TO REASONS NOTED ABOVE, AND THE STRUCTURAL WALLS THAT MAY BE WITHIN OR LIE BETWEEN SAID UNITS ARE PART OF THE COMMON AREA.

4. **ASSOCIATION** SHALL MEAN THE FOX THEATRE ASSOCIATION, A NONPROFIT MUTUAL BENEFIT CORPORATION, AND ITS SUCCESSORS IN INTEREST. THE ASSOCIATION IS AN "ASSOCIATION" AS DEFINED IN SECTION 1351(A) OF THE CALIFORNIA CIVIL CODE.
5. **COMMON AREA** SHALL MEAN ALL REAL AND PERSONAL PROPERTY DESIGNATED BY THE DECLARANTS AS COMMON AREA AND MADE SUBJECT TO THE RESTRICTIONS ON COMMON AREA, AS MAY BE ESTABLISHED IN THE GOVERNING DOCUMENTS. ANY REFERENCES IN THIS DECLARATION TO COMMON AREA ARE REFERENCES TO THE COMMON AREA AS A WHOLE AND TO PORTIONS THEREOF, UNLESS OTHERWISE SPECIFIED HEREIN. THE COMMON AREA IN THE PROJECT IS ALL THE REAL PROPERTY AND IMPROVEMENTS THEREON, EXCEPT THE UNITS, SHOWN ON THE CONDOMINIUM PLAN AS COMMON AREA, WHICH INCLUDES, BUT IS NOT LIMITED TO, ALL LANDSCAPED AREAS, WALKWAYS, DRIVEWAYS, PARKING AREAS (EXCLUDING THE PARKING CONDOMINIUM UNIT), RAMPS, PASSAGEWAYS, PEDESTRIAN AREAS,

**CONDOMINIUM PLAN
PARCEL MAP NO. 2009-138**

SHEET 6

GENERAL NOTES AND DEFINITIONS.

5. **(CONTINUED)** SIDEWALKS, THE ELECTRICAL TRANSFORMER, ELECTRICAL ROOMS IN THE BUILDINGS, THE BUILDINGS AND THEIR BEARING WALLS, INCLUDING ROOFS, FOUNDATIONS, CENTRAL HEATING, CENTRAL AIR CONDITIONING EQUIPMENT (EXCEPT RELATED DUCT WORK WITHIN A UNIT WHICH EXCLUSIVELY SERVE THAT UNIT), FLUES, CHUTES, CONDUITS, GAS PIPES, WATER AND WASTE PIPES, PLUMBING, WIRES AND OTHER UTILITY INSTALLATIONS (EXCEPT THOSE PORTIONS DESIGNED TO SERVE A SINGLE UNIT OR THE OUTLETS THEREOF LOCATED WITHIN THE UNIT) THAT ARE REQUIRED TO PROVIDE POWER, LIGHT, TELEPHONE, GAS, WATER, SEWERAGE, AND DRAINAGE, TOGETHER WITH SPRINKLERS, SPRINKLER PIPES AND SPRINKLER HEADS THAT PROTRUDE INTO THE AIRSPACE OF THE UNIT, ALL WHETHER CURRENTLY CONSTRUCTED OR CONSTRUCTED IN THE FUTURE. NOT TO LIMIT THE FOREGOING, AND IN FURTHER EXPLANATION THEREOF, THE COMMON AREA INCLUDES THE ENTRY COURT IN FRONT OF THE FOX THEATRE CONDOMINIUM UNIT, THE PARKING LOT IN FRONT OF THE FIRESTONE BUILDING CONDOMINIUM UNIT, THE ENTRY COURT TO THE TEA ROOM BUILDING CONDOMINIUM UNIT, VARIOUS WALKWAYS AND PASSAGeways THROUGHOUT THE PROJECT, AND THE INTERIOR PORTIONS OF THE BUILDING WALLS LOCATED BETWEEN THE CONDOMINIUM UNITS, AS DEPICTED IN THE CONDOMINIUM PLAN. AN UNDIVIDED FRACTIONAL FEE SIMPLE INTEREST IN THE COMMON AREA IN THE PROJECT IS APPURTENANT TO EACH UNIT. THE COMMON AREA CONSTITUTES AN "UNDIVIDED INTEREST-IN-COMMON IN A PORTION OF REAL PROPERTY" OWNED BY THE OWNERS IN UNDIVIDED INTEREST AS REQUIRED BY SECTION 1351(F) OF THE CALIFORNIA CIVIL CODE.
6. **CONDOMINIUM** SHALL MEAN AN ESTATE IN REAL PROPERTY CONSISTING OF AN UNDIVIDED FEE SIMPLE OWNERSHIP INTEREST IN THE COMMON AREA IN THE PROJECT TOGETHER WITH A SEPARATE OWNERSHIP INTEREST IN FEE IN A UNIT AND ALL EASEMENTS APPURTENANT THERETO, AS MORE PARTICULARLY SET FORTH HEREIN AND IN THE CONDOMINIUM PLAN, WHICH ALL SHALL COMPLY WITH THE DEFINITION OF "CONDOMINIUM" SET FORTH UNDER THE DEFINITION OF "CONDOMINIUM PROJECT" IN THE DAVIS-STIRLING ACT.
7. **CONDOMINIUM UNITS** SHALL MEAN THE FIRESTONE BUILDING CONDOMINIUM UNIT, FOX THEATRE CONDOMINIUM UNIT, TEA ROOM BUILDING CONDOMINIUM UNIT, EAST AIRSPACE CONDOMINIUM UNIT, AND PARKING CONDOMINIUM UNIT. THE CONDOMINIUM UNITS ARE IDENTIFIED AND INCLUDE THOSE PORTIONS OF THE PROJECT IDENTIFIED ON THE CONDOMINIUM PLAN. EACH CONDOMINIUM UNIT'S BOUNDARY EXTENDS TO THAT CONDOMINIUM UNIT'S LINE, AS DEFINED BELOW. THE CONDOMINIUM UNITS ARE "UNITS" AS DEFINED BELOW AND USED IN THIS DECLARATION.

CONDOMINIUM PLAN
PARCEL MAP NO. 2009-138

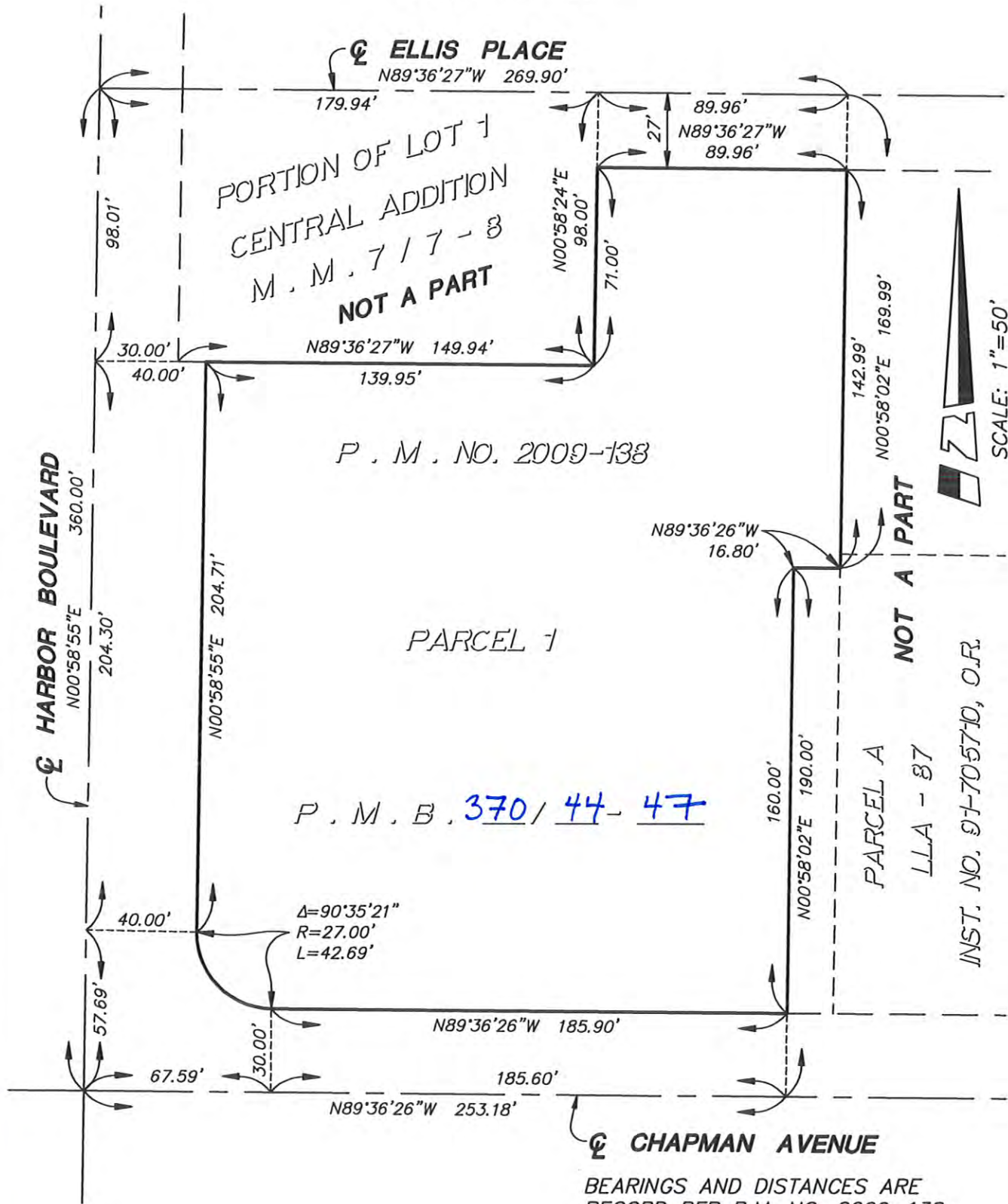
SHEET 7

GENERAL NOTES AND DEFINITIONS:

8. **EXCLUSIVE USE AREA** SHALL MEAN THE COMMON AREA OVER WHICH EXCLUSIVE EASEMENTS ARE RESERVED FOR THE BENEFIT OF SPECIFIED OWNERS FOR INTERNAL AND EXTERNAL TELEPHONE, CABLE TELEVISION (CATV), POWER FEEDER AND LIMITED BRANCH CIRCUIT WIRING (COLLECTIVELY, "DESIGNATED UNIT WIRING") DESIGNED TO SERVE A SINGLE UNIT BUT LOCATED OUTSIDE THE BOUNDARIES OF THAT UNIT, IN ACCORDANCE WITH CIVIL CODE SECTION 1351(I). MORE THAN ONE (1) UNIT MAY BE ASSIGNED A SPECIFIC EXCLUSIVE USE AREA. THE LOCATIONS AND ASSIGNMENTS OF EACH EXCLUSIVE USE AREA SHALL BE WHERE A SPECIFIC UNIT'S DESIGNATED UNIT WIRING IS INSTALLED AND PERMANENTLY PLACED IN THE PROJECT, SO LONG AS SUCH INSTALLATION AND PLACEMENT IS IN ACCORDANCE WITH THIS DECLARATION, CONDOMINIUM PLAN, SITE PLAN, AND ANY APPLICABLE GOVERNMENTAL REQUIREMENTS.
9. **UNIT** SHALL MEAN A SEPARATE INTEREST IN A VOLUME OF SPACE AS DEFINED IN SECTION 1351(F) OF THE CALIFORNIA CIVIL CODE. EACH UNIT IS A SEPARATE FREEHOLD ESTATE, AS SEPARATELY SHOWN, NUMBERED AND DESIGNATED IN THE CONDOMINIUM PLAN.
10. **UNIT LINE AND UNIT LINES** SHALL MEAN THE UNIT BOUNDARY LINES AS DESCRIBED AS SUCH IN THE CONDOMINIUM PLAN.

CONDOMINIUM PLAN PARCEL MAP NO. 2009-138 BOUNDARY MAP

SHEET 8



PORTION OF LOT 1
 CENTRAL ADDITION
 M. M. 7 / 7 - 8
 NOT A PART

P. M. NO. 2009-138

PARCEL 1

P. M. B. 370 / 44 - 47

NOT A PART
 PARCEL A
 LLA - 87

INST. NO. 91-705710, O.R.

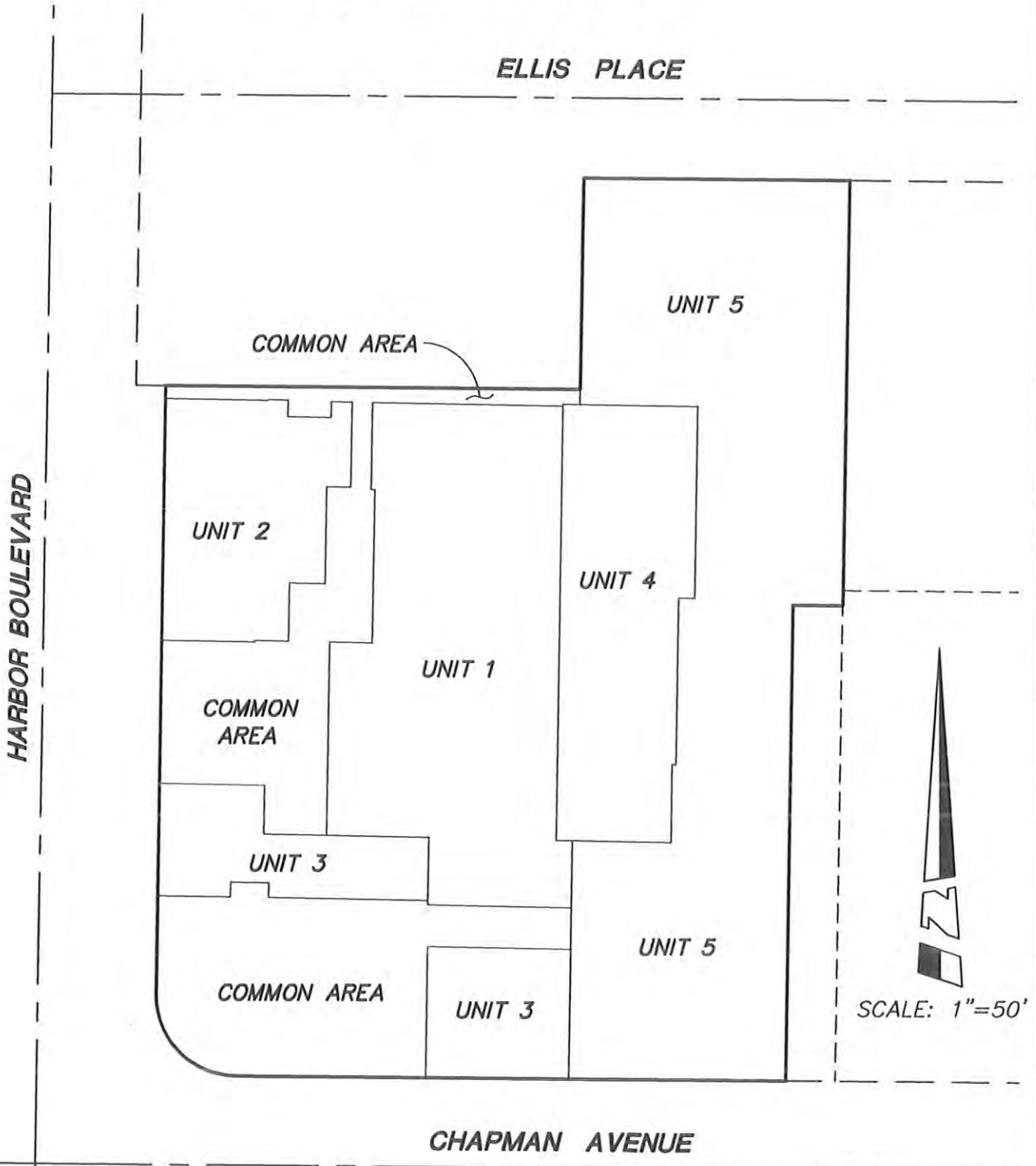


SCALE: 1"=50'

BEARINGS AND DISTANCES ARE
 RECORD PER P.M. NO. 2009-138,
 P.M.B. 370 / 44 - 47.

CONDOMINIUM PLAN
PARCEL MAP NO. 2009-138
UNIT LAYOUT - GROUND FLOOR

SHEET 9

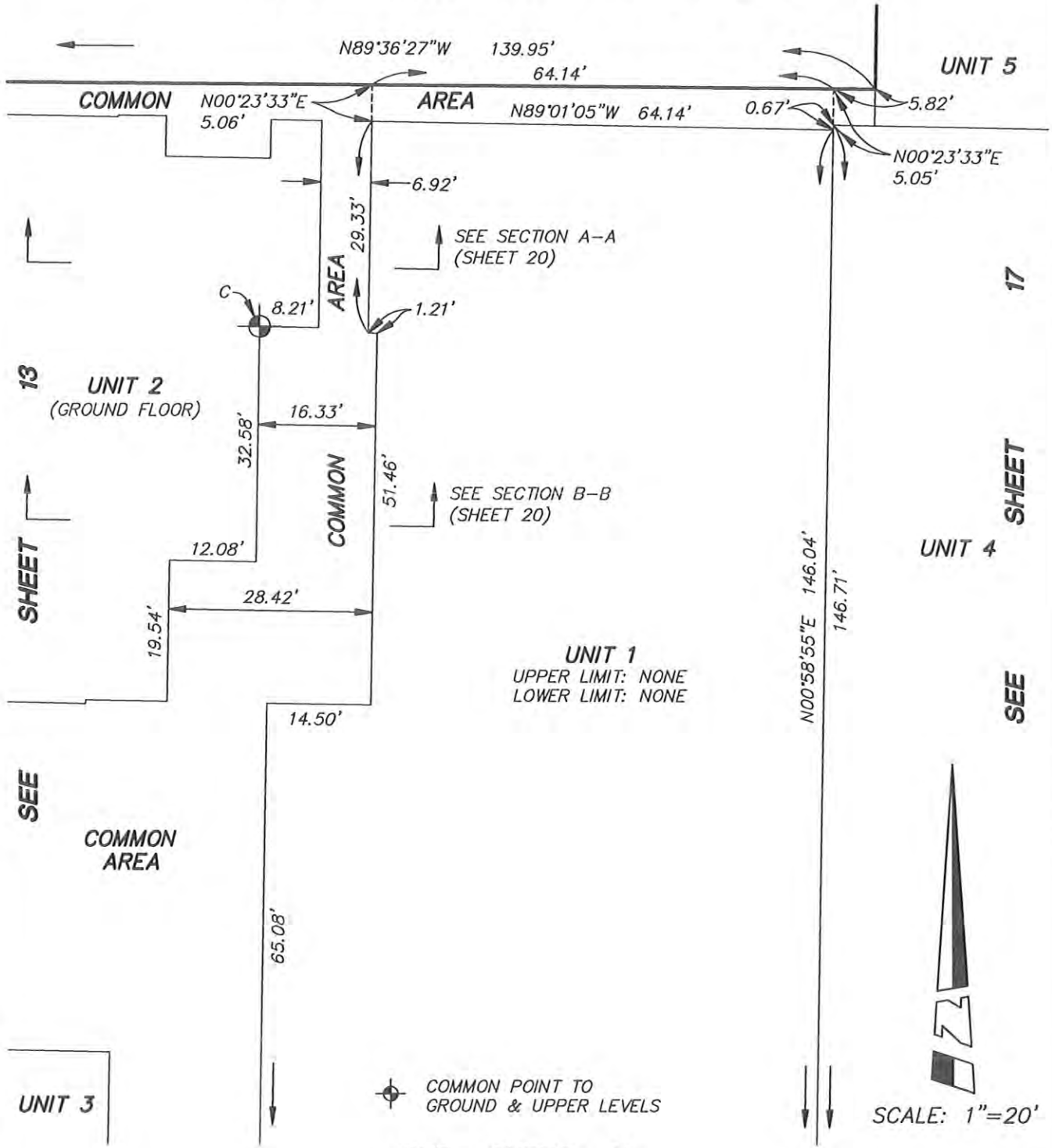


UNIT DESIGNATIONS:

- UNIT 1 - FOX THEATRE CONDOMINIUM UNIT
- UNIT 2 - TEA ROOM BUILDING CONDOMINIUM UNIT
- UNIT 3 - FIRESTONE BUILDING CONDOMINIUM UNIT
- UNIT 4 - EAST AIRSPACE (THEATRE ADDITION) CONDOMINIUM UNIT
- UNIT 5 - PARKING CONDOMINIUM UNIT

CONDOMINIUM PLAN PARCEL
MAP NO. 2009-138
UNIT DIMENSIONS - UNIT 1 - GROUND LEVEL

SHEET 10



13
SHEET

SEE

UNIT 3

COMMON
AREA

UNIT 2
(GROUND FLOOR)

UNIT 1
UPPER LIMIT: NONE
LOWER LIMIT: NONE

SEE SHEET 11

UNIT 4

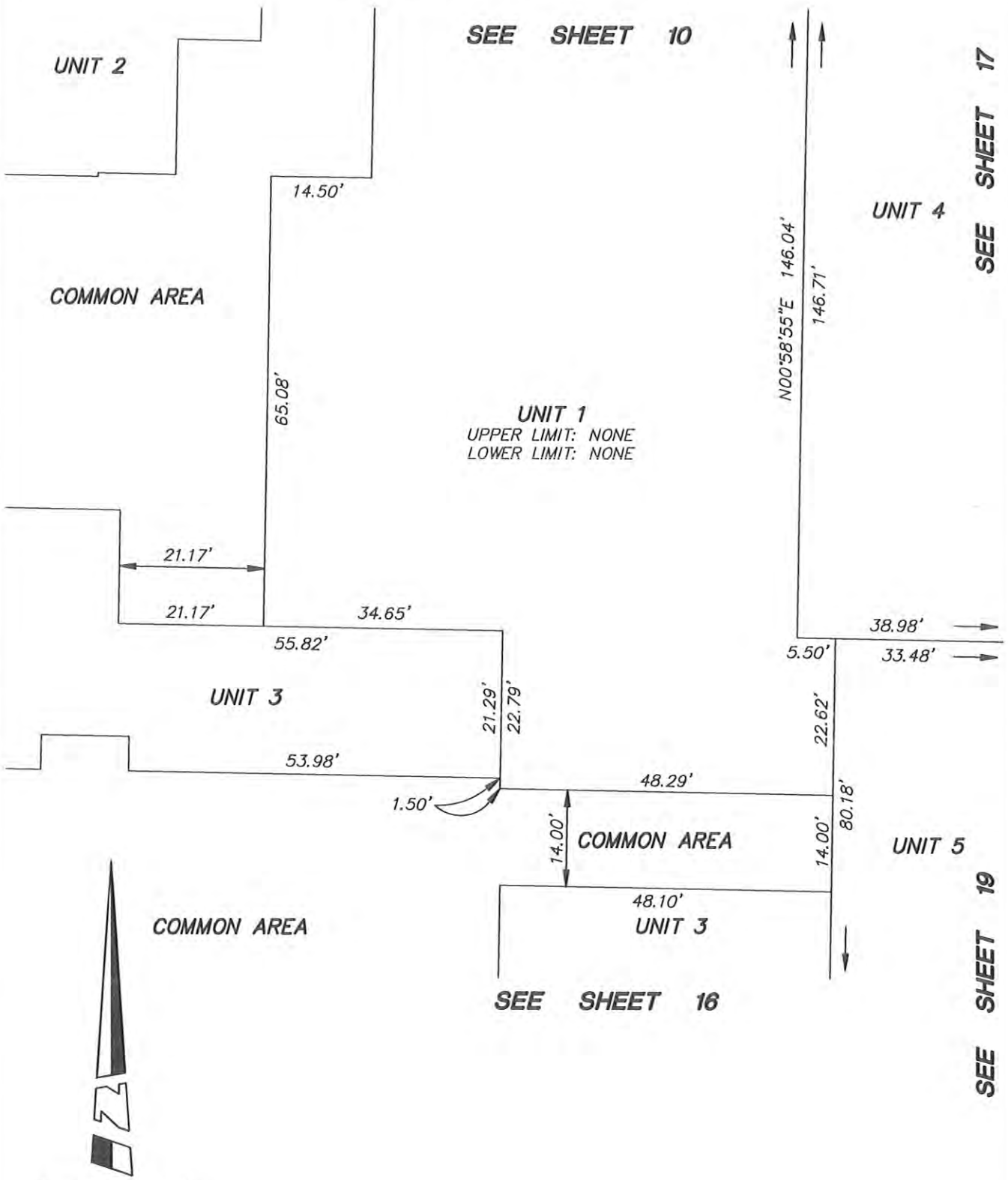
17
SHEET
SEE

UNIT 5

SCALE: 1"=20'

CONDOMINIUM PLAN
PARCEL MAP NO. 2009-138
UNIT DIMENSIONS - UNIT 1

SHEET 11



SCALE: 1"=20'

CONDOMINIUM PLAN

PARCEL MAP NO. 2009-138

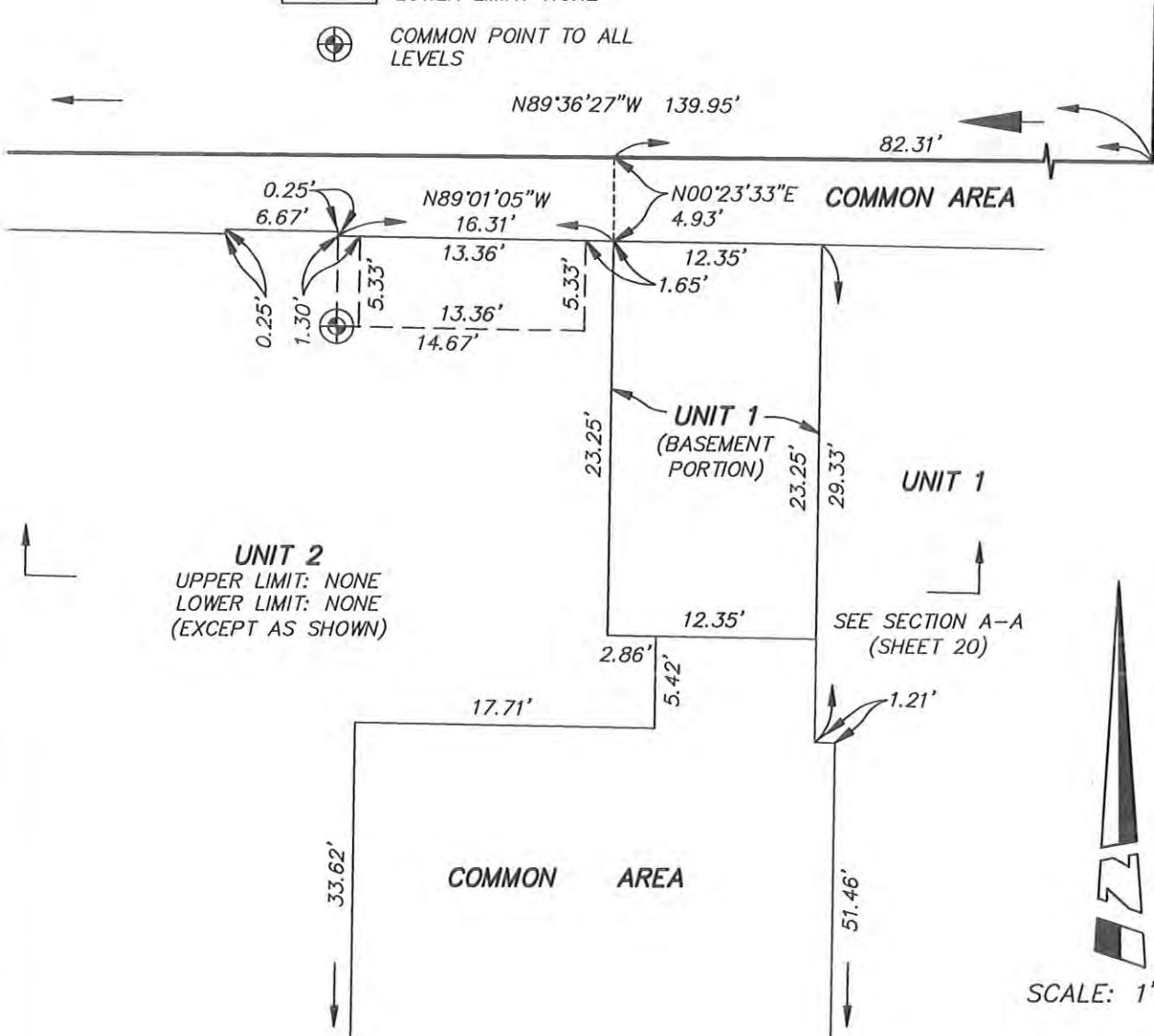
UNIT DIMENSIONS - UNITS 1 - 2

BASEMENT LEVEL

SHEET 12

UPPER LIMIT: 168.00'
 LOWER LIMIT: NONE

+
 COMMON POINT TO ALL LEVELS

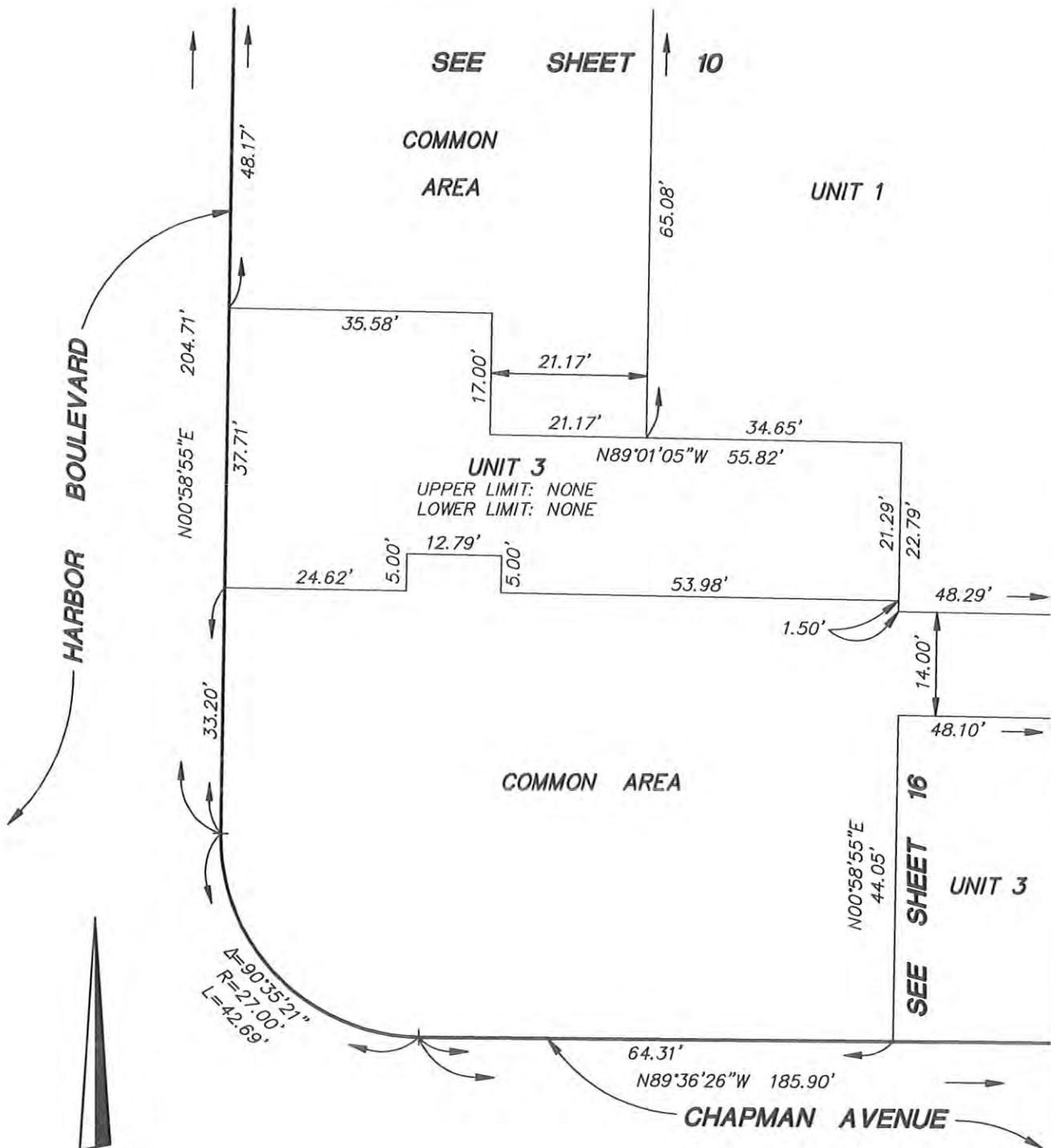


SCALE: 1"=10'

CONDOMINIUM PLAN

PARCEL MAP NO. 2009-138

UNIT DIMENSIONS - UNIT 3

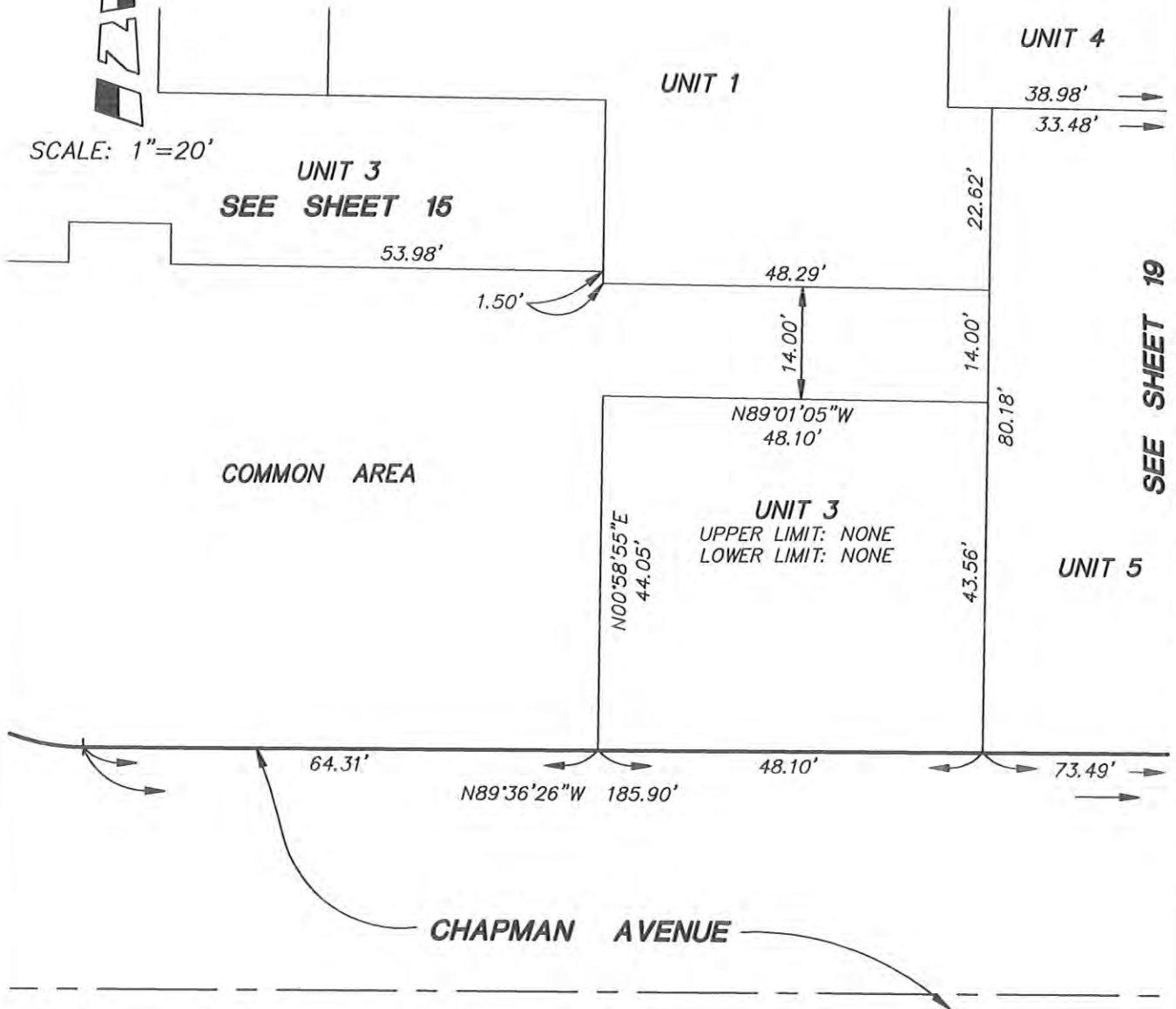


SCALE: 1"=20'

CONDOMINIUM PLAN
PARCEL MAP NO. 2009-138
UNIT DIMENSIONS - UNIT 3



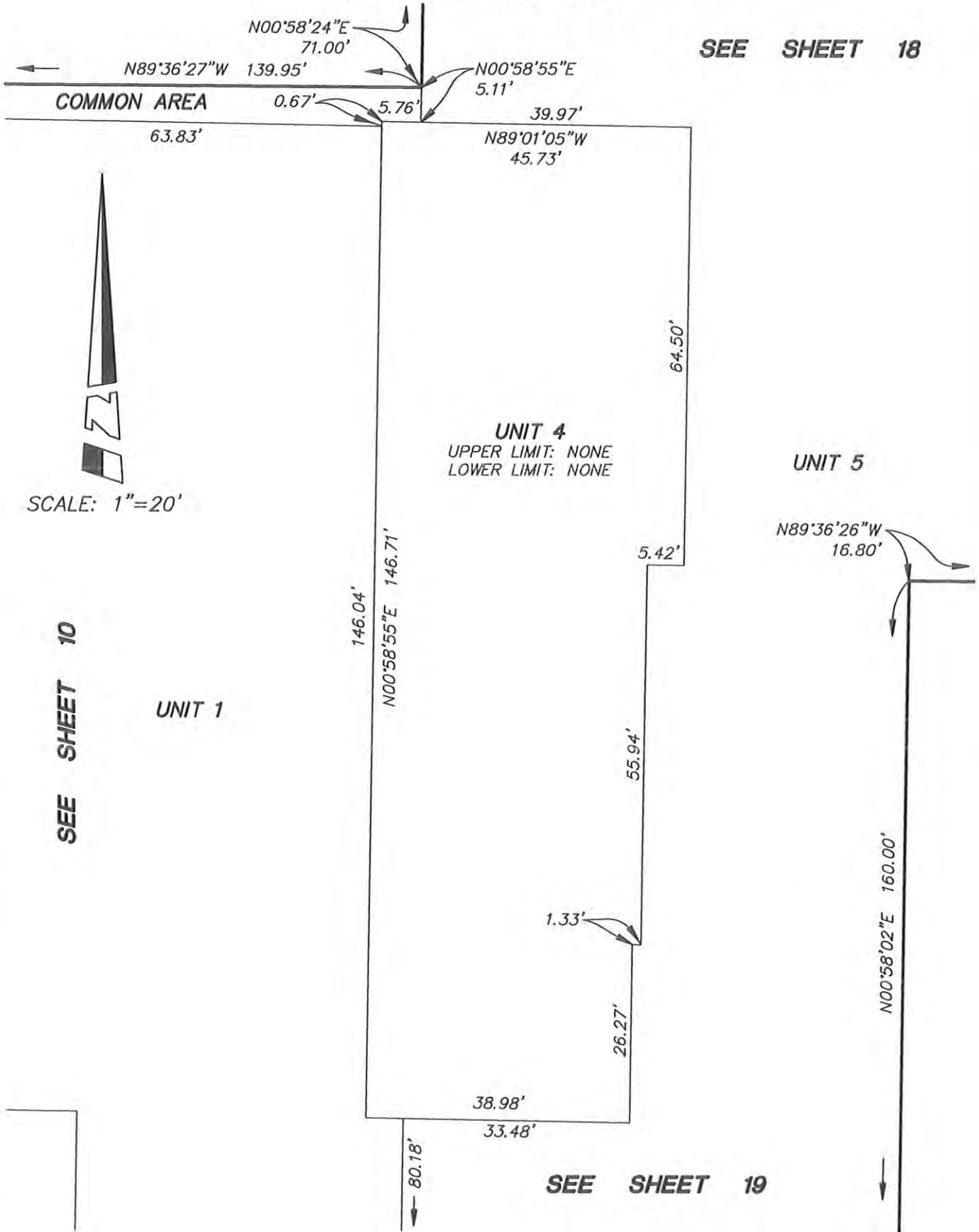
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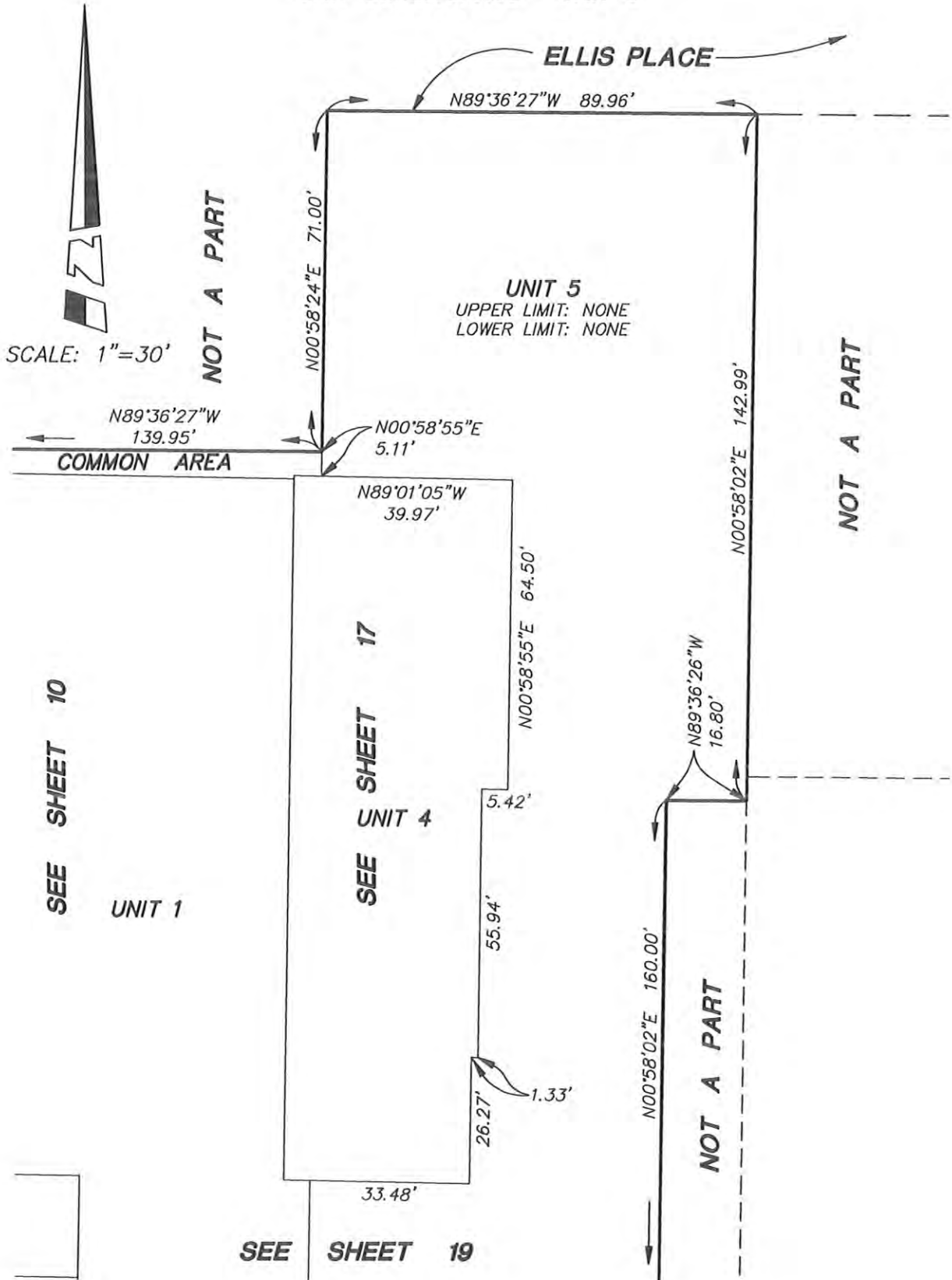
CONDOMINIUM PLAN
PARCEL MAP NO. 2009-138
UNIT DIMENSIONS - UNIT 4

SHEET 17

SEE SHEET 18



CONDOMINIUM PLAN
PARCEL MAP NO. 2009-138
UNIT DIMENSIONS - UNIT 5



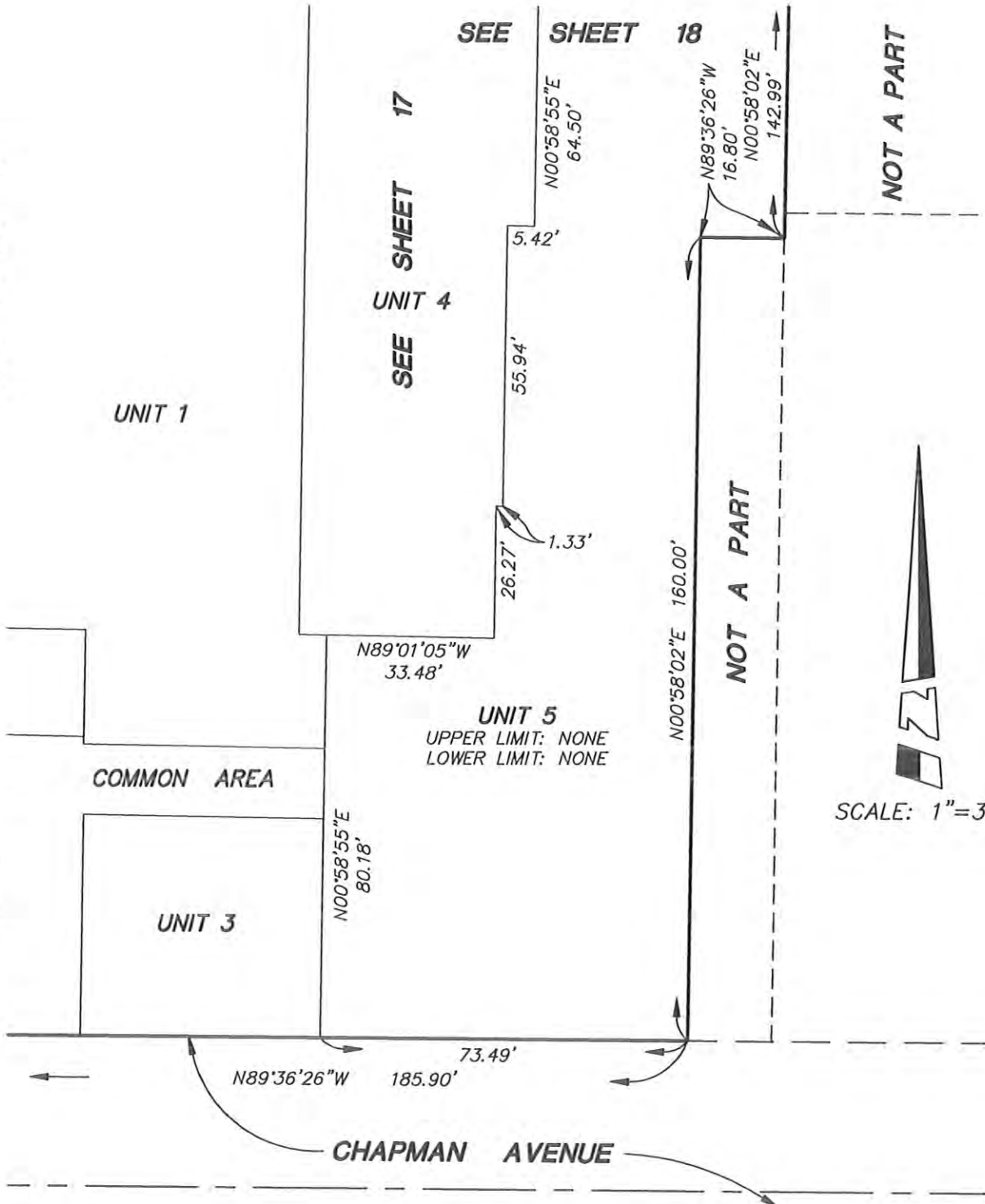
CONDOMINIUM PLAN
PARCEL MAP NO. 2009-138
UNIT DIMENSIONS - UNIT 5

SHEET 19

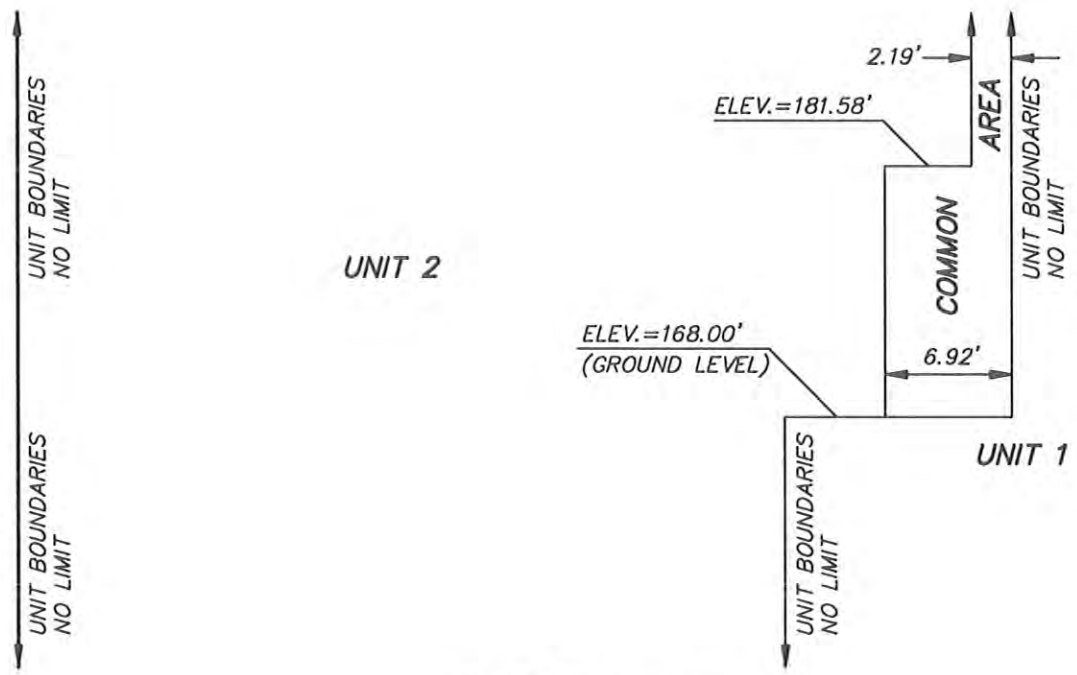
SEE SHEET 10

SEE SHEET 16

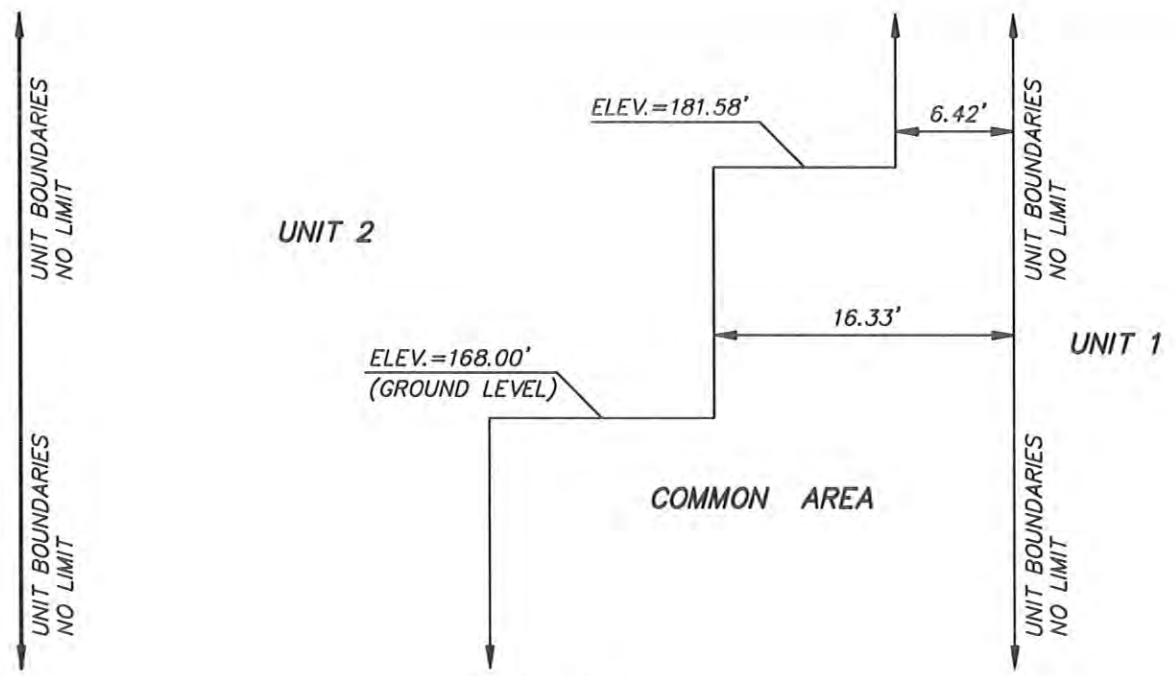
SEE SHEET 18



CONDOMINIUM PLAN
PARCEL MAP NO. 2009-138
SECTIONS



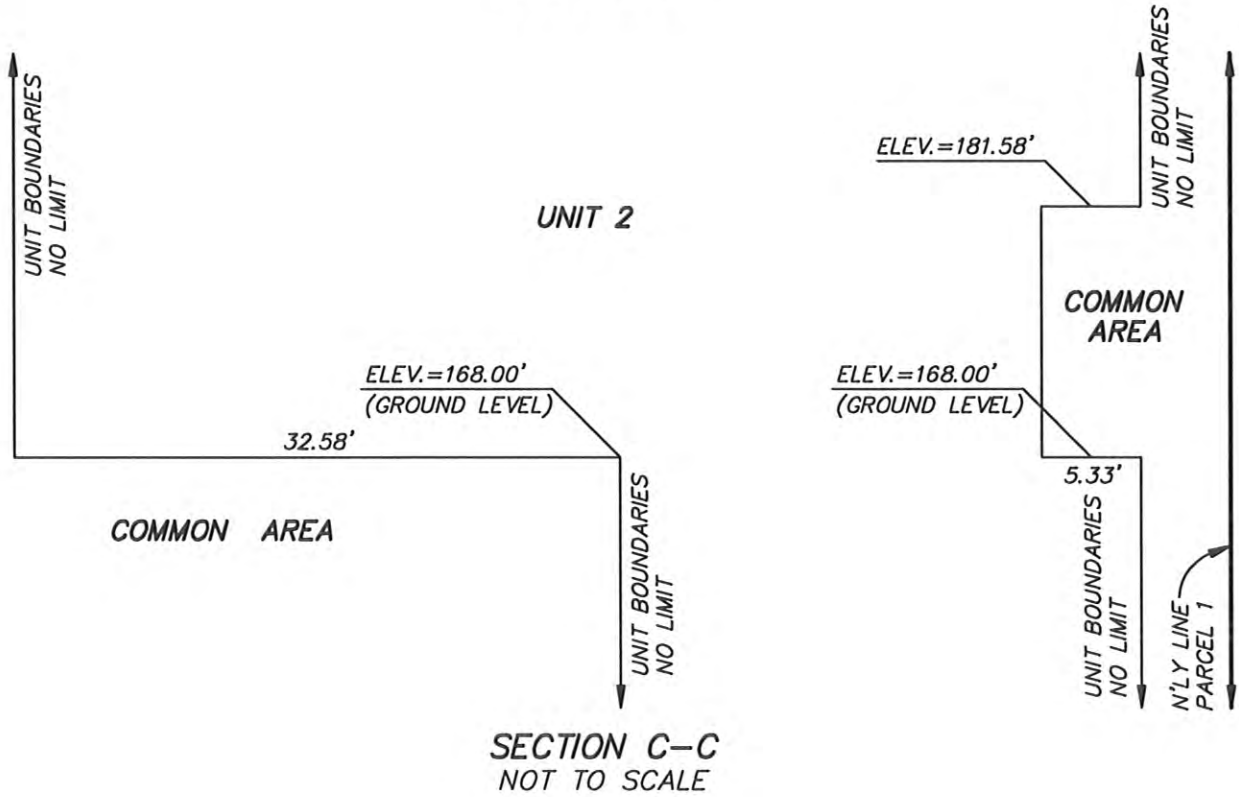
SECTION A-A
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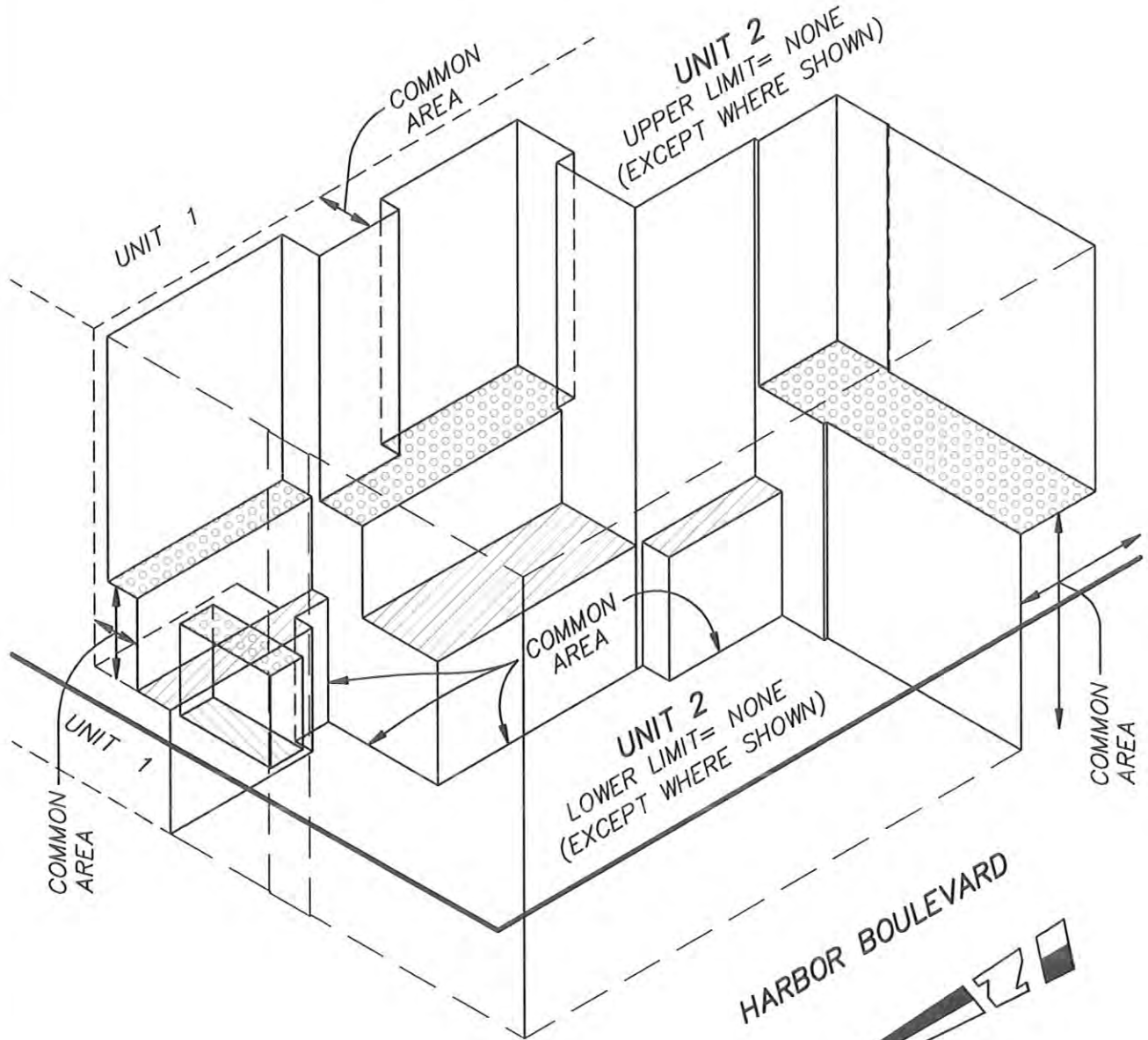
SECTION B-B
NOT TO SCALE




CONDOMINIUM PLAN
PARCEL MAP NO. 2009-138
SECTIONS

SHEET 21



CONDOMINIUM PLAN
PARCEL MAP NO. 2009-138
UNIT 2
NORTHWEST ISOMETRIC VIEW



-  UPPER LIMIT=168.00'
-  LOWER LIMIT=168.00'
-  LOWER LIMIT=181.58'

SEE SHEETS 12-14 FOR
 UNIT 2 DIMENSIONS

CONDOMINIUM PLAN
PARCEL MAP NO. 2009-138
NORTHWEST ISOMETRIC VIEW

SHEET 23

